



Garners Lane, Sutton Bridge
PE12 9YP

BROWN & CO



Garners Lane, Sutton Bridge, PE12 9YP

SEMI DETACHED HOUSE

THREE BEDROOMS

STUNNING FIELD VIEWS TO FRONT AND REAR

DETACHED GARAGE

OFF-ROAD PARKING

BEAUTIFUL MATURE GARDEN

PEACEFUL SETTING

NO UPWARD CHAIN



Description

Brown & Co offers a handsome, semi-detached, former farm cottage, with far reaching rural views to the front and rear and no upward chain. The house has been enjoyed by the same family for over 30 years. The property is perfect for anyone who wants a taste of rural life, with the comfort of a well appointed village and associated amenities close to hand. First hand inspection is recommended.

Location

Sutton Bridge is a charming village located approximately 9 miles from the historic market town of King's Lynn. The village boasts an excellent selection of amenities, including a primary school, a local Co-op supermarket, several public houses, a pharmacy, and a variety of takeaways. There is also a golf course, a marina, and nearby nature reserves offering scenic walks. For medical needs, there is a local surgery, and King's Lynn offers a wider range of healthcare services along with high street shops, restaurants, and a train station with direct links to Ely, Cambridge, and London.

The House

The house is constructed from an attractive buff brick and has parking and front garden. At the side is a garage and gate to the rear garden. Here there is a rear garden with beautifully tended borders and lawn. There is also a patio, store and well defined boundary.

Inside the house as an entrance hallway, staircase to first floor and bathroom. From the hall there is a sitting room with double doors to the front which makes the most of the field views and door to kitchen breakfast room, sun room and utility room. Upstairs there are three bedrooms, all with wonderful far-reaching views.

Services

Mains power.

Mains water

Private drainage.

EPC = TBC

COUNCIL TAX = A

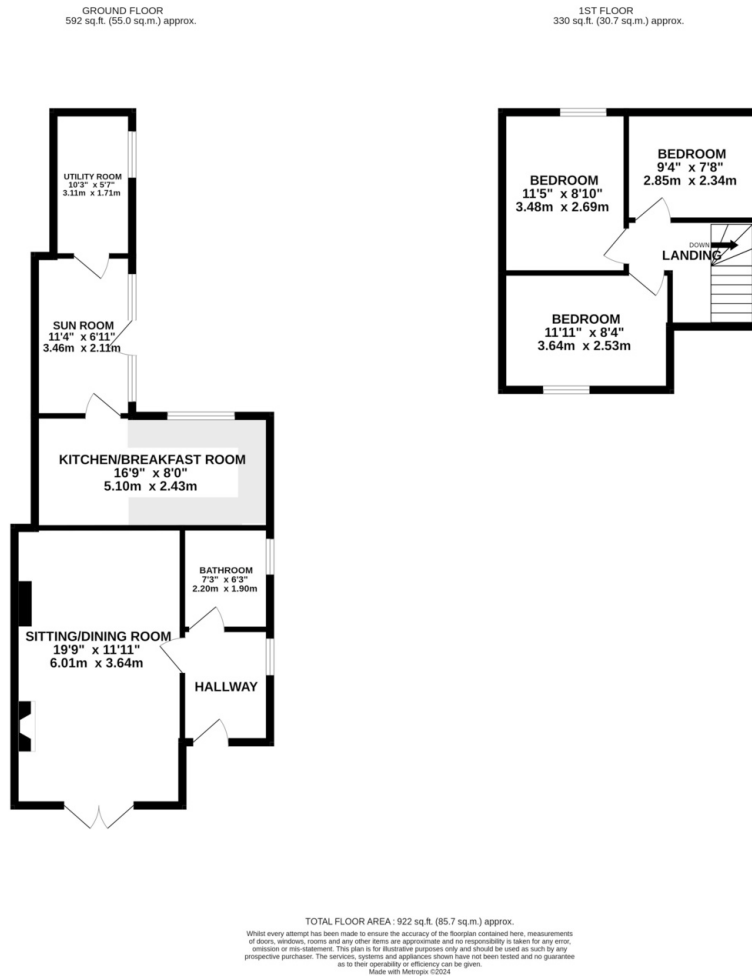
Viewing Procedure

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

Buyer Identity Check

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co
Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ
T 01553 770 771
E kingslynn@brown-co.com

BROWN & CO
Property and Business Consultants